

£450,000  
Leasehold



JON SIMON  
ESTATE AGENTS

JON SIMON  
ESTATE AGENTS



## Features

- A Modern Four Bedroom Detached Family Home
- Design Studio - Perfect For Working From Home
- Located In A Fantastic Bury Location
- Fantastic Family Upsize
- Contemporary Family Bathroom, Guest & En-Suite Shower Room
- Spacious Lounge
- Garage & Driveway For Off Road Parking
- Well Maintained Front & Large Rear Gardens with Patio Area
- Gallery Landing
- Four Well Proportioned Bedrooms
- Viewing Highly Recommended and Is Strictly By Appointment Only

## Summary of Property

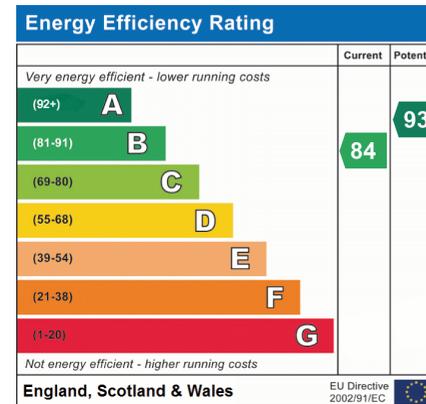
**\*\* SOUGHT AFTER LOCATION \*\* A MODERN FOUR BEDROOM DETACHED FAMILY HOME \*\* SOLD WITH NO ONWARD CHAIN \*\* STUNNING REAR GARDEN WITH SEPARATE DESIGN STUDIO \*\*** We are delighted to present this beautifully maintained and thoughtfully designed four-bedroom detached family home to the market. Situated on Dukes Rise, a popular and highly regarded development between Brandlesholme and Holcombe Brook, the property enjoys convenient access to a range of local amenities, including schools, shops, and bus routes. The garden features a separate design studio, offering versatile space ideal for those working from home. The interior flows seamlessly with neutral, contemporary decor throughout, providing a move-in ready home that requires no further work. This property is perfectly suited to a growing family looking to upsize and enjoy a comfortable home for years to come. Accommodation comprises an inviting entrance hallway, modern guest WC, spacious lounge, and an exceptional open-plan kitchen and family room. Upstairs, there are four generously sized bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room, alongside a modern family bathroom. Externally, the property boasts well-maintained gardens, a large tarmac driveway, and a single garage. Offered with no onward chain, this home is available for immediate occupation. Viewing is strongly recommended and strictly by appointment via our Ramsbottom office.

Tenure: Leasehold

Local Authority/Council Tax: Bury Council: E Annual Amount: £3122.96 Approx.

Flood Risk: Low

Broadband availability: Ultrafast: Download: 2000Mbps Upload: 2000Mbps



## Local Authority

Bury Council  
 Band E  
 Tax Band Amount: £3122.96

## Room Descriptions

### Ground Floor

#### Hallway

Composite double glazed front door, radiator, ceiling point, storage cupboard under the stairs and stairs leading to the first floor landing.

#### Guest WC

A modern two piece suite comprising of a low-level WC, wash hand basin, radiator, part tiled walls, ceiling point, extractor unit and UPVC double glazed front window.

#### Lounge

UPVC double glazed front and side windows, radiator, TV point and ceiling point.

#### Open Plan Sitting Room, Dining Room & Kitchen

A modern range of wall and base units with complimentary worksurface, one and a half bowl sink unit with drainer, five ring gas hob with extractor unit above, integrated fridge, freezer, dishwasher, washing machine and double electric oven, tile effect flooring, ceiling spotlights, radiators, ceiling points, UPVC double glazed rear windows and UPVC double glazed French patio doors.

### First Floor

#### Landing

UPVC double glazed front window, radiator, loft access, storage cupboard and ceiling point.

#### Bedroom One

UPVC double glazed rear window, fitted wardrobes, radiator and ceiling point.

#### En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low level WC, wash hand basin, part tiled walls, extractor unit, ceiling spotlights and UPVC double glazed side window.

#### Bedroom Two

UPVC double glazed front window, fitted wardrobes, radiator and ceiling point.

#### Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

#### Bedroom Four

UPVC double glazed rear window and ceiling point.

#### Family Bathroom

A modern three-piece white suite comprising of a shower above, glass shower screen, wash hand basin, low level WC, fully tiled walls, wall mounted mirror, radiator, ceiling spotlights and UPVC double glazed front window.

#### Outside

#### Design Studio

UPVC double glazed French patio doors, UPVC double glazed windows, laminate flooring, power points and ceiling spotlights.

#### Garage

A single garage with manual up and over door, power points and ceiling point.

#### Parking & Gardens

Front: Tarmac driveway for several cars, lawn area with borders and shrubs.

Rear: Indian paved patio area, Astro Turf lawn, dog kennel, borders and shrubs. Gated access to the side.



## Floorplan



### General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### Measurements

All measurements quoted are approximate.

### Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.